

**Property Owners Association of The Villages
General Membership Meeting
July 20, 2021**

Called to order: by Cliff Wiener, President at 7:00 pm.

- Board members present: All.
- Members present: Approximately 75.
- Organizations present: Seniors vs Crime, UF Health Auxiliary Foundation and Realty Executives.
- June membership meeting minutes read and approved unanimously by members present.
- Treasurer Report (Donna Kempa): June income: \$15,779 (year-to-date at 63% of planned budget – attributed to new advertisers); expenses: \$14,850; net gain: \$929; and, operating funds: \$143,335.
- Raffle: Three winners of \$30 each.

Announcements:

- Cliff mentioned the Vials for Life Program, hoping all will participate.
- Cliff recommended everyone should sign up for community e-notifications at districtgov.org.
- Cliff mentioned if anyone would like a POA presentation to let him know. He added that if anyone wanted an AED presentation to let him or Sal Torname know.
- Cliff mentioned the success of the shredding event on April 10th at the Wildwood Community Center and we will be running this again for members only on April 9, 2022 at the same location. Stating folks will need a ticket and it is for members only.
- Cliff stated all General meetings are being recorded with the video on the POA website. He stated we are testing out live-streaming with this meeting, and hope to have it on a regular basis by fall.
- Cliff mentioned the Sumter County Commissioners Emergency (ambulance) Services Commission on improving services and response times and highly encouraged folks to attend their meetings.
- Cliff stated the POA supports The Villages Public Safety Department; and that we have cling-on decals promoting this if anyone would like one.
- Cliff mentioned Ed Cain (Fire Chief) and Richard Baier (District Manager) to address emergency services in August at the Everglades Recreation Center.

Questions:

- A resident asked why we don't have emergency sirens in the community. **Ans:** Not sure, but a more effective way to get notice is to sign up for an alert system in any of the three counties associated with The Villages. Another resident mentioned a radio with an alert system works also.
- A resident stated there was a lightning strike on July 19th that caused a home fire in the Village of Bonnie Brook, and even caused surge damage to homes within 2 houses of the one directly hit.

Speaker: Bradley Arnold, Sumter County Administrator, and Craig Estep, Sumter County Commissioner on county budget related activity for fiscal year 2021-2022.

- With the Commissioners approval at the July meeting, the county is transitioning from a tentative budget to a final budget/millage rate (Mil Rate) that will be voted on at the September meeting.
- Mr. Arnold stated they budget at 95% based on state requirements while ensuring a balanced budget; with the Commissioners focused more on the general fund - it has the widest discretion.
- Rising property values (as The Villages has seen) pushes the rollback rate into effect with the Commissioners stating go with a 6.24 (versus 6.2434) Mil Rate.
- Mr. Arnold mentioned about \$4 million in revenue from new construction due to the demand; but also have to look at long-term costs, especially given the various municipalities within the county.
- Mr. Arnold then described data on various handouts he provided (Attach 1). First on major budget areas and percent of budget for each; followed by a look at the planned road structure; and, finally the use of road impact fees and fuel taxes. Some takeaways:
 - Ambulance service – waiting on Commissioners final input in October (after ad hoc committee out brief) on way forward. In the interim, moved dispatch personnel to county employee status.

- Public Safety – \$12 million added to change out radios.
- Hazardous waste events – double the number to four. Three at Lake Okahumpka and one at the Sumter County Fairgrounds.
- Keep reserves at minimums required; 4% reserve for cash balance forward.
- Might receive \$25 million from American Rescue Plan Act that can be targeted towards pandemic-related items (such as water and sewer).
- Use road impact fees and fuel taxes (approximately \$260 million) to help offset planned road improvements. Mentioned many new businesses came “on the books” early to ensure a lower road impact fee than what was being proposed, before state legislation capped fee increases.
- Questions, some pertinent ones:
 - Why can't the budget be rolled back 25% all at once? **Ans:** Mr. Estep stated there are many obligations to fulfill and service levels to maintain. He and other Commissioners will continue to incrementally look at ways to reduce the budget needs.
 - Explain the difference between a tax and impact fee. **Ans:** Mr. Arnold stated impact fees are charged at time of building construction while taxes are imposed annually on owner property.
 - Why not impose a moratorium on The Villages development given the planned cost of road improvements? **Ans:** Mr. Arnold stated can only impose a moratorium if it involves a public safety issue; and, in fact the Villages regional road improvements are balanced in the budget.
 - Why not raise the road impact fee by 12.5% under the new state law? **Ans:** Mr. Estep said he did not pursue the increase because it would require four votes and he didn't think there were four votes to support that increase.
 - How about including body cams in public safety radio budget? **Ans:** Mr. Arnold stated Sheriff's Department already has body cameras and to include more within the setup of what they are getting with the radio budget would not be cost effective.
 - Will fuel tax revenue go down given the future increase in electric vehicles? **Ans:** Mr. Arnold said the fuel tax has been flat to little growth recently and hence not taking an aggressive approach to the amount of revenue derived from this tax source.
 - Cul-de-sac repaving deteriorating quicker than main road repaving, what can be done? **Ans:** Mr. Arnold wasn't sure if the cul-de-sac in question had the old or new method of resurfacing. That said, he mentioned it is more challenging to accomplish cul-de-sac's so always looking for new processes and wanted to talk to the resident after the meeting.
 - Why weren't members from fire and rescue put on the ad hoc committee looking at ambulance service? **Ans:** Mr. Estep said each Commissioner appointed folks from their district and in fact this included several individuals with many years of fire and rescue experience.
 - Why is repaving on Morse and Buena Vista Blvd's happening during the day versus at night when there is less traffic? **Ans:** Mr. Arnold pointed out that the current work in question requires daylight hours since it involves road rehabilitation not just repaving; and even with night repaving they got complaints about the noise as folks were trying to sleep.

There was a Motion to adjourn the meeting at 8:40pm that was seconded and unanimously approved.

Submitted by: Reb Benson, Secretary

Attach 1:

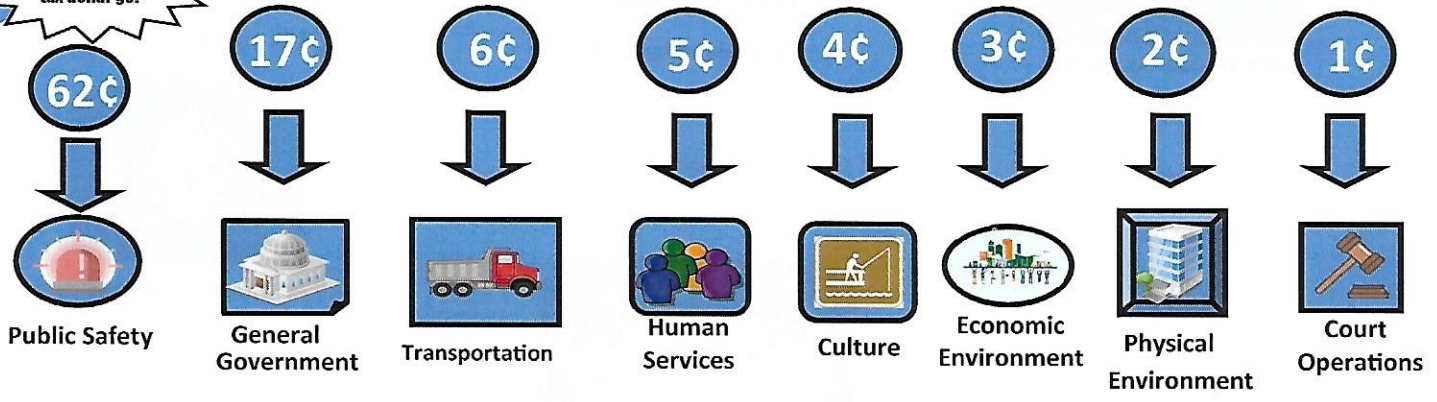

Arnold
Presentation - Budg



GENERAL FUND

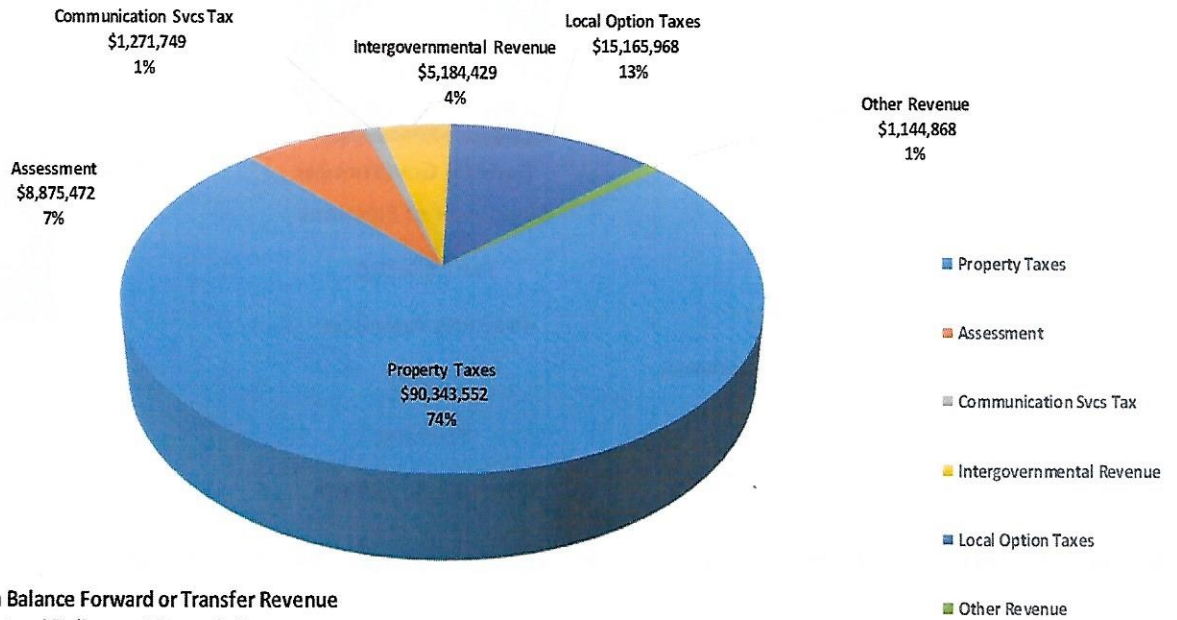
Sumter County Board of County Commissioners

Where does each tax dollar go?



How important are property taxes for funding these services?

Proposed Budget FY22
General Fund Revenue
\$121,986,038



Revenue does not include Cash Balance Forward or Transfer Revenue
Property Taxes includes Current and Delinquent Property Taxes

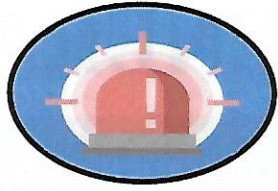
Sumter County will provide the most efficient, effective, and responsive government that achieves economic growth, quality customer service, and a safe community for our citizens.

What services are provided by Sumter County?



Countywide Services

- Supervisor of Elections
- Tax Collector
- Property Appraiser
- Courts
- 911 Call Taking/Dispatch
- Fire Services / Ambulance Services
- Animal Services
- Building Services
- Code Enforcement
- Driveway Permitting
- Economic Development
- Emergency Management
- Flood Plain Management
- Geographic Information Systems (GIS)
- Household Hazardous Amnesty Events
- Affordable Housing Assistance
- Mosquito Control
- Public Safety Radio System
- Regional Road Construction & Maintenance
- Traffic Signalization
- Transit Services
- Veteran Services



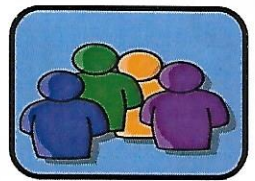
Public Safety
Sheriff

- E-911 and Dispatch
- Emergency Management
- Fire and Medical Response
- Public Safety Radio System



Physical Environment

- Extension Services
- Solid Waste Disposal
- Stormwater Management



Human Services

- Animal Services
- Local Mosquito Control



Economic Environment

- Affordable Housing
- Economic Development
- Veteran Services



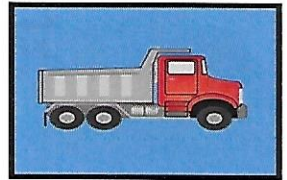
Culture

- Facilities and Parks
- Library Services



General Government

- Supervisor of Elections
- Tax Collector
- Property Appraiser
- Courts
- Planning
- Purchasing / Budget



Transportation

- Roads , Bridges, and Fleet
- Transit and Signalization

Sumter County will be an innovative and strategic leader in providing essential and effective customer service in a fiscally efficient manner.

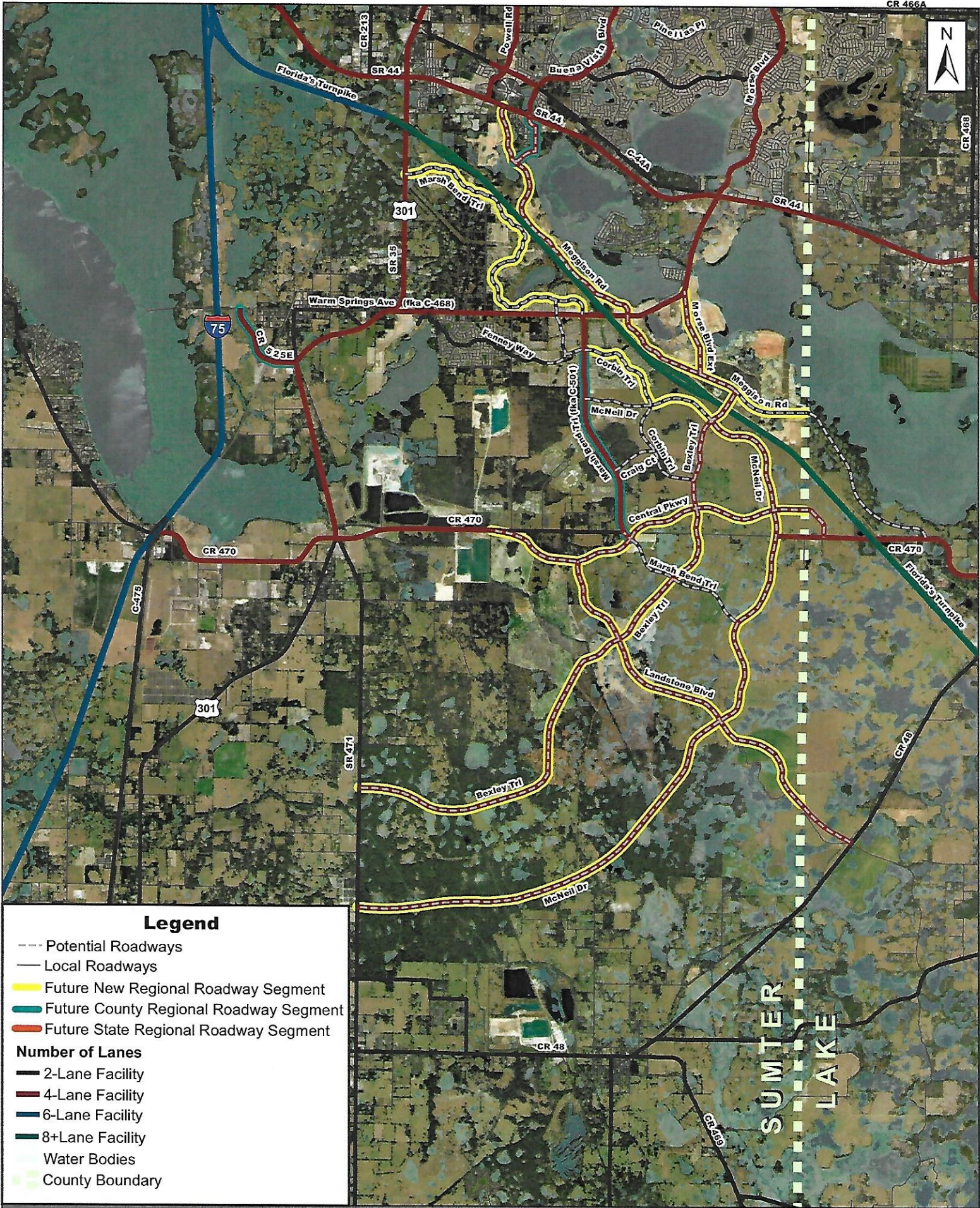
Road Projects Under Contract/Being Constructed or Coming Soon

Under Contract/Being Constructed

- Regional Roads Agreement Projects
 - Bexley Phase 1
 - Bexley Bridge
 - Central Parkway Phase 1
 - Landstone Boulevard Phase 1
 - Marsh Bend to US 301
- C-466 at Morse Blvd Signalization and intersection improvements
- US 301/C-472 Signalization
- Inspiration Drive at C-462 Signalization
- Powell Road resurfacing from CR 44A to C-466A
- CR 525E from US 301 to CR 525 less the CSX crossing improvements

Coming Soon

- CSX crossing at CR 525E
- Intersection improvement at C-466 and C-475
- US 301/Peppertree-CR 124
- NE 136th / US 441 Signalization and intersection improvements
- CR 229 from SR 44 to C-462 (R/W now)
- Buena Vista Boulevard Extension from SR 44 to Meggison Road (R/W now)



Legend

- Potential Roadways
 - Local Roadways
 - Future New Regional Roadway Segment
 - Future County Regional Roadway Segment
 - Future State Regional Roadway Segment
- Number of Lanes**
- 2-Lane Facility
 - 4-Lane Facility
 - 6-Lane Facility
 - 8+ Lane Facility
- Water Bodies
 - County Boundary

SUMTER COUNTY & WILDWOOD ROADWAY NEEDS - FUTURE POTENTIAL NETWORK



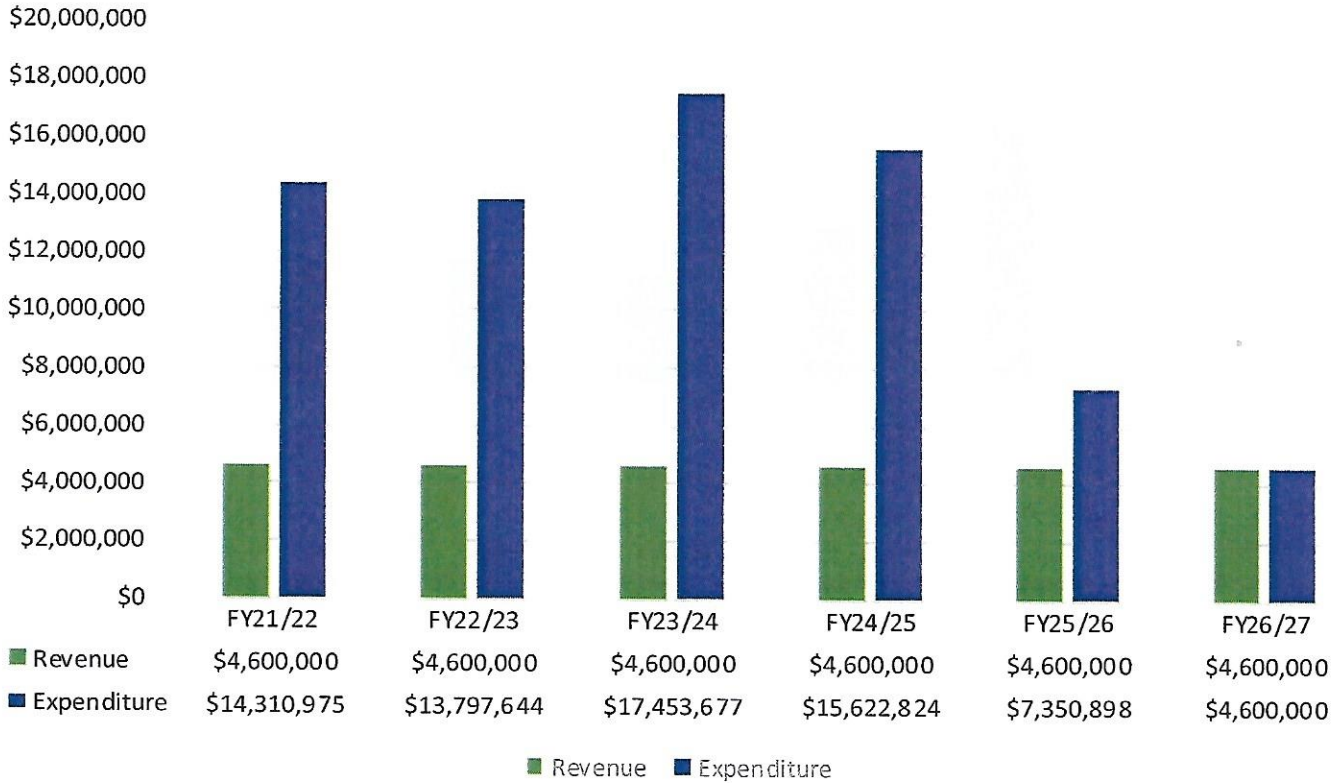
ROAD IMPACT FEES

Sumter County Board of County Commissioners

Road Impact Fees

An impact fee is a one-time capital charge levied against new development and designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.

Road Impact Fees



	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27
Regional Road Reimbursements	\$ -	\$ 943,967	\$ 6,430,853	\$ 12,871,926	\$ 7,350,898	\$ 4,600,000
CR 229 Improvements	\$ 3,822,831	\$ -	\$ -	\$ -	\$ -	\$ -
Warm Springs from US 301 to CR 505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signalization at US 301 and C-472	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -
C466 West of Us 301 Improvements	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -
Signalization at US 301 and CR 124A	\$ 580,500	\$ -	\$ -	\$ -	\$ -	\$ -
Signalization at NE 136th and US 441	\$ 405,000	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve for Road Projects	\$ 9,197,644	\$ 12,853,677	\$ 11,022,824	\$ 2,750,898	\$ -	\$ -

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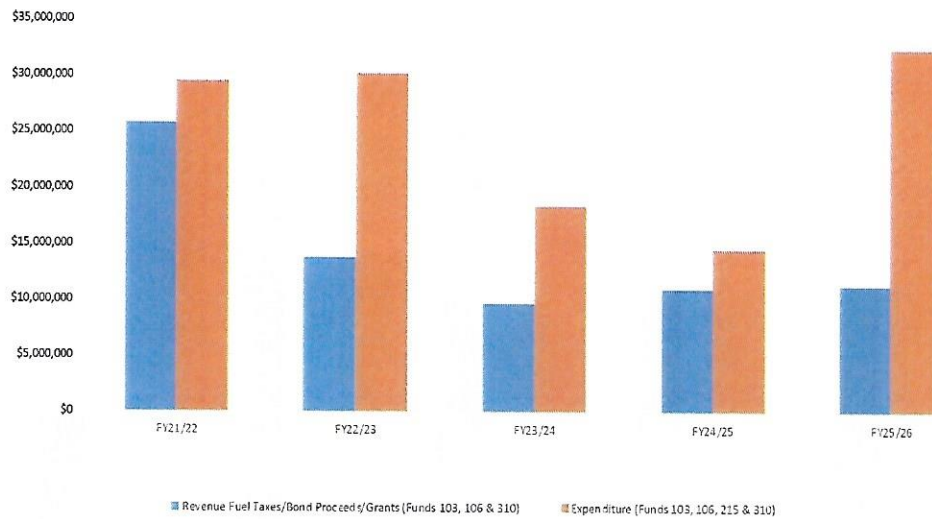
FUEL TAX

Sumter County Board of County Commissioners

Fuel Tax

For purposes of fuel tax administration, fuel is defined as motor, diesel, aviation or natural gas fuel.

Fuel Tax/ Bond Proceeds/Grants



	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	
Revenue Fuel Taxes/Bond Proceeds/Grants (Funds 103, 106 & 310)	\$ 25,642,835	\$ 13,776,184	\$ 9,663,967	\$ 10,907,623	\$ 11,254,352	
Expenditure (Funds 103, 106, 215 & 310)	\$ 29,447,514	\$ 30,127,926	\$ 18,362,178	\$ 14,463,412	\$ 32,383,545	
Regional Road Reimbursement	106-340-541-6356	-	943,967	6,430,853	12,871,926	7,350,898
ATMS	106-340-541-6331	367,000	100,000	-	-	-
CR 462 & Inspiration Drive Signal	106-340-541-6367	335,000	-	-	-	-
Marsh Bend Trail - S. of Corbin to Central Parkway	106-340-541-6373	342,000	1,701,000	-	-	-
Bridge Rehab	106-340-541-6374	220,000	-	591,000	-	-
Villages area resurfacing and Powell/BV from SR 44 to CR 44A - 5 yr	106-340-541-6371	-	-	200,000	20,000	2,052,286
C-470 Resurfacing Outlet River to CR 485	106-340-541-6378	-	-	-	2,485,000	-
Capital Road Resurfacing Program/Grant Match	106-340-541-6399	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
ROW Buena Vista Ext S of SR 44	310-340-541-6104	1,533,014	-	-	-	-
Buena Vista Ext S of SR 44	310-340-541-6347	9,219,014	4,761,972	-	-	-
CR 525 E	310-340-541-6544	1,150,000	-	-	-	-
Fuel Tax Revenue Note Principal	215-365-517-7105	1,335,626	1,363,821	1,392,611	1,422,010	1,452,014
Fuel Tax Revenue Note Interest	215-365-517-7205	425,909	397,714	368,924	339,525	309,521
Reserve for CBF Int	215-996-999-9348	141,970	132,572	122,975	113,175	104,155
Reserve for CBF Principal	215-996-999-9349	445,209	454,607	464,204	474,004	403,024
Reserve for Cash Bal Forward	310-996-999-9301	4,761,972	-	-	-	-
Reserve for Future Road Projects & Regional Road Reimbursements	106-991-999-9331	27,474,126	30,338,624	34,862,877	38,916,786	25,526,793

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